HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Ontario

CANADA MORTGAGE AND HOUSING CORPORATION

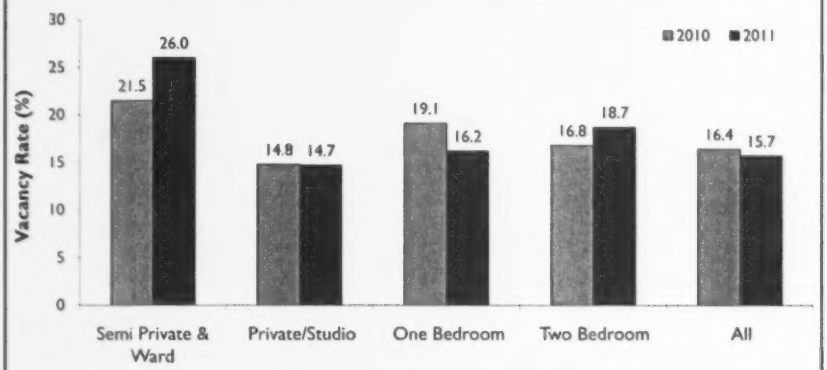
Date Released: 2011

Highlights

- The vacancy rate for standard spaces[1] declined to 15.7 per cent in 2011 compared to 16.4 per cent in 2010. The vacancy rate for standard spaces declined to 15.7 per cent in 2011. The biggest drop was in the one-bedroom category, which saw the average vacancy rate fall by three percentage points to 16.2 per cent.
- Total retirement home supply grew by 6.6 per cent, or 3,080 spaces, to 49,600 in 2011. Growth continued to be concentrated in large unit types.
- The average monthly rent for all spaces increased by four per cent to $3,000, helped by strong growth in supply of one bedroom units.

Figure 1

Vacancy Rate Declines for Standard Spaces



Source: CMHC *Seniors' Housing Survey, 2010 and 2011*

[1] A space occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hour of care per day.)

Table of Contents

1 Highlights
2 Map
3 Vacancy Rates
5 Universe
6 Rent
7 Spotlight on Conversions
9 Tables
31 Methodology & Definitions

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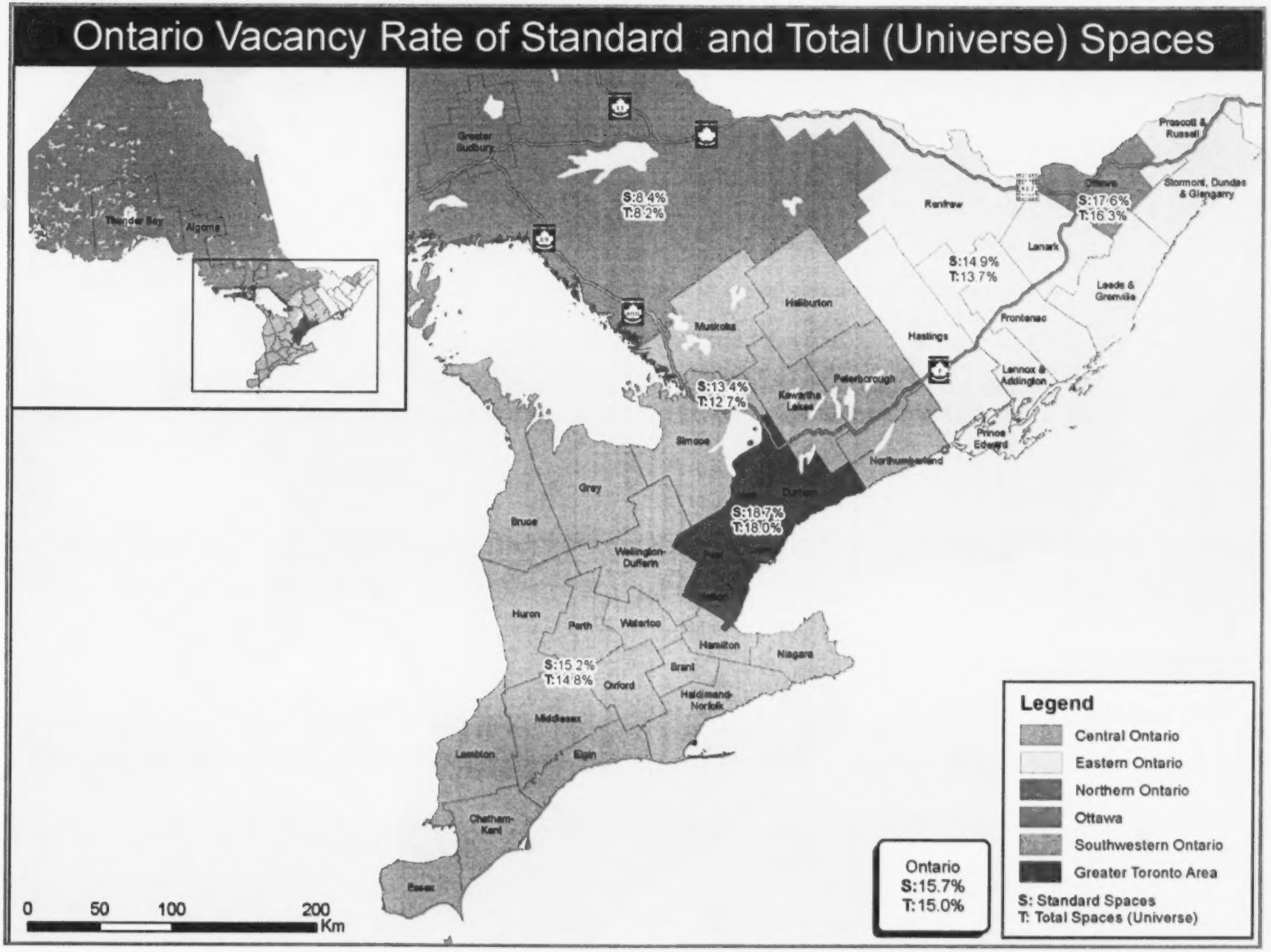

Ontario Vacancy Rate of Standard and Total (Universe) Spaces
Thunder Bay
Algoma
Greater Sudbury
S:8.4%
T:8.2%
Renfrew
Prescott & Russell
Ottawa
Stormont, Dundas & Glengarry
S:17.6%
T:16.3%
Lanark
S:14.9%
T:13.7%
Leeds & Grenville
Frontenac
Hastings
Lennox & Addington
Prince Edward
Northumberland
Haliburton
Muskoka
Peterborough
Kawartha Lakes
S:13.4%
T:12.7%
Simcoe
Durham
S:18.7%
T:18.0%
Grey
Bruce
Wellington-Dufferin
Peel
Halton
Huron
Perth
Waterloo
Hamilton
Niagara
S:15.2%
T:14.8%
Oxford
Brant
Haldimand-Norfolk
Middlesex
Lambton
Elgin
Chatham-Kent
Essex
0
50
100
200
Km
Ontario
S:15.7%
T:15.0%
Legend
Central Ontario
Eastern Ontario
Northern Ontario
Ottawa
Southwestern Ontario
Greater Toronto Area
S: Standard Spaces
T: Total Spaces (Universe)

Vacancy Rate

Vacancy rate lowers due to growth in demand

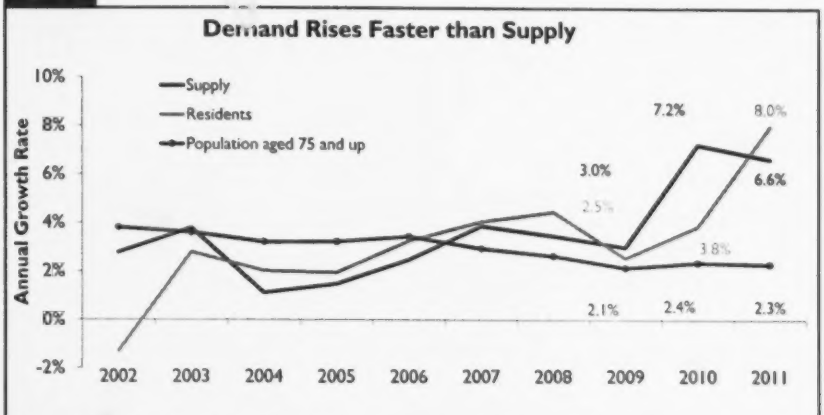
The overall vacancy rate in Ontario moved up in the past two years from 12.5 per cent in 2008 to 15.6 per cent in 2010. In 2011the growth of seniors' housing residents outpaced the growth of total supply. Consequently, the overall vacancy rate declined to 15.0 per cent. Total retirement home residents increased by 8.0 per cent versus the 6.6 per cent increase in total supply, bringing the capture rate[2] up to 5.1 per cent in 2011 from 4.8 per cent last year. There were a total of 44,859 residents in Ontario.

Several developments in the seniors' housing market as well as the economy in general contributed to the upward movement in the capture rate and hence a lower vacancy rate.

The capture rate has been positively impacted by an increasing level of supply, i.e. typically new supply increases the capture rate because new supply usually is able to provide features that suit the emerging needs in the market, which propel more seniors to choose seniors' housing. In 2011, supply reached the highest level in a decade, 56 spaces per thousand seniors aged 75 and over. Meanwhile, the capture rate also attained a 10-year high of 5.1 per cent.

The Greater Toronto Area (GTA), Central Ontario and Ottawa all experienced a noticeable increase in the level of supply. The level of supply moved up from 37.6 spaces per thousand seniors aged 75 and over in 2010 to 40 spaces in 2011 in the GTA, from 59.6 spaces to 62.1 spaces in Central Ontario and from 108.3 spaces to 120 spaces in Ottawa.

Figure 2



Source: CMHC, *Seniors' Housing Survey, 2009-2011, Ontario Retirement Homes Survey, 2001-2008*; Ontario Ministry of Finance, 2009-2036, Reference Scenario population estimates, based on the preliminary 2008 postcensal population estimates from Statistics Canada

Figure 3

Source: CMHC, *Seniors' Housing Survey, 2009-2011, Ontario Retirement Homes Survey, 2001-2008*; Ontario Ministry of Finance, 2009-2036, Reference Scenario population estimates, based on the preliminary 2008 postcensal population estimates from Statistics Canada

Consequently, the growth of residents in the above regions all surpassed the provincial average rate of 8.0 per cent. The 2010-2011 annual resident growth rate was 8.6 per cent in the GTA, 10.1 per cent in Central Ontario and 13.1 per cent in Ottawa. The level of supply in other regions remained relatively flat, leading to slower growth of residents compared to the provincial average.

In addition seniors' housing operators and developers adjusted supply more closely in response to the change in demand for different unit types in 2011. Supply of suites, which made up almost all the increase in supply, moved up remarkably to 3,250, doubled the growth of 1,650 in 2010. Meanwhile, the growth of private/ studio spaces dropped to 250 spaces compared to the growth of 1,280

[2] The ratio of the total number of residents living in the survey universe divided by its estimated population aged 75 and over

spaces in 2010. A total of 390 semi/ward spaces were removed from the market in 2011. The above adjustments helped attract more senior residents and lower the vacancy rates for suites and private/studio spaces. On the other hand, renovations taken by older residences improved their appeal to the market. The vacancy rate for homes opened prior to 2000 declined across Ontario except the GTA and Southwestern Ontario.

The improvement in consumer confidence, due to a resumption in growth in financial markets and the overall economy in Ontario during 2010, likely boosted demand for retirement home living. The strong performance in the housing and financial markets more than recouped the losses during the last market downturn. Total employment for the adult children of seniors, who are usually in the age group of 45-64, grew by three per cent compared to 0.8 per cent in 2009. They are in better position to support their parents' retirement home living choices.

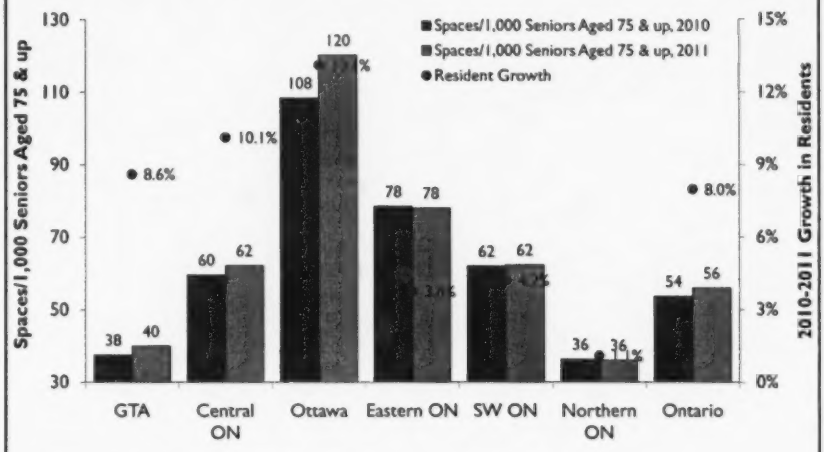
Vacancy rate drops the most for newer residences

The vacancy rate dropped the most in seniors' residences opened in 2000 and later, from 18.7 per cent in 2010 to 16.5 per cent in 2011. These residences, especially those opened in the past five years, which provide accommodation to relatively affluent seniors looking for a more care-free lifestyle, were able to lease their spaces at a faster rate last year as interest in retirement living picked up.

The vacancy rate of older residences, on average, was unchanged. Residences opened before 2000 had an average vacancy rate of 14.0 per cent in 2011 compared to 13.9 per cent in 2010. Older homes, especially those opened before 1990, have been confronted by rising competition brought by the rapid growth of new supply. These homes have been undertaking active renovation activities to increase their appeal (See Spotlight section). This effort appeared to pay off as older homes were able to retain their existing residents. Total occupied spaces at residences opened

Figure 4

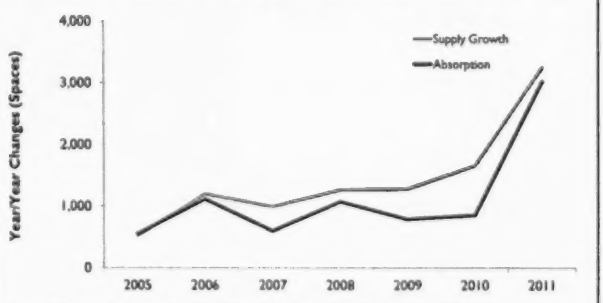
Level of Supply and Growth of Residents, by Region



Source: CMHC, *Seniors' Housing Survey, 2010-2011*; Ontario Ministry of Finance, 2009-2036, Reference Scenario population estimates, based on the preliminary 2008 postcensal population estimates from Statistics Canada

Figure 5

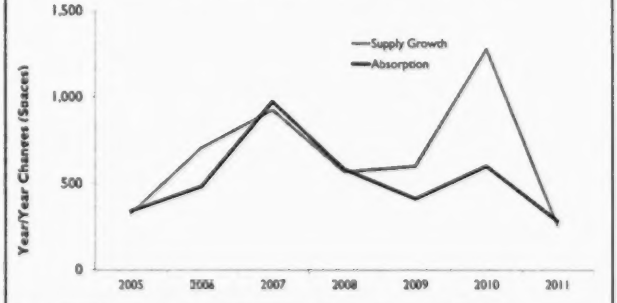
Growth of Supply vs Absorption, Suites



Source: CMHC, *Seniors' Housing Survey, 2009-2011, Ontario Retirement Homes Survey, 2004-2008*

Figure 6

Growth of Supply vs Absorption, Private/Studio



Source: CMHC, *Seniors' Housing Survey, 2009-2011, Ontario Retirement Homes Survey, 2004-2008*

Share of Total Spaces by Unit Type and Region

	2010				2011			
	Semi & Ward	Private/Studio	One Bedroom	Two Bedroom	Semi & Ward	Private/Studio	One Bedroom	Two Bedroom
GTA	4.3%	60.2%	31.6%	4.0%	2.9%	53.0%	38.6%	5.6%
Central Ontario	8.6%	68.2%	21.1%	2.0%	7.4%	66.5%	23.5%	2.7%
Ottawa	3.7%	64.4%	27.8%	4.2%	3.9%	62.7%	29.0%	4.4%
Eastern Ontario	7.0%	73.2%	18.2%	1.5%	6.4%	70.2%	21.3%	2.2%
Southwestern Ontario	6.9%	65.9%	24.3%	3.0%	4.7%	63.9%	28.3%	3.2%
Northern Ontario	4.5%	66.6%	25.8%	3.1%	2.6%	66.5%	27.1%	3.8%
Ontario	**6.1%**	**65.5%**	**25.4%**	**3.1%**	**4.9%**	**62.0%**	**29.3%**	**3.8%**

Source: CMHC *Seniors' Housing Survey, 2010 and 2011*

prior to 1990 were 15,200 spaces, close to the 15,400 spaces a year ago.

Universe

Share of suites expands

There were 662 seniors residences qualified for the 2011 CMHC survey[3]. Total supply grew by 6.6 per cent, or 3,080 spaces, to 49,600 spaces. New supply in 2012 is expected to add 4.4 per cent to the total universe, which will reach 51,800 spaces. The GTA will continue to lead growth. Growth is going to pick up in Eastern and Southwestern Ontario and slow down in Central Ontario and Ottawa.

The Ontario market continued to adjust the supply of seniors' housing in response to demand. One-bedroom spaces made up 90 per cent of the increase in supply. New construction and conversions of smaller unit types contributed to the expansion of one-bedroom supply. One bedroom supply rose by 23 per cent to 14,541 spaces, or 29 per cent of total supply. Two-bedroom supply moved up by 35 per cent but still only represents four per cent of the Ontario total. Although the suite sector has experienced rapid growth in recent years, Ontario still has the second lowest market share of suite spaces in Canada, where suites made up half of the total supply compared to the one-third share in Ontario. Meanwhile, the shares of semi & ward and private/studio spaces continued to shrink.

The GTA, which accounted for 41 per cent of the total growth in supply in Ontario, also had the strongest growth in one-bedroom and two-bedroom spaces. Suites made up 44.1 per cent of total supply in the GTA in 2011 compared to 35.5 per cent in 2010. Demand for semi/ward and private/studio spaces declined in 2011. Total occupied semi/ward and private/studio spaces decreased by 540 spaces, which contributed to the higher semi/ward and private spaces vacancy rates. This occurred in spite of a five percentage point or 340 space decline in supply of these unit types.

Although Central Ontario and Ottawa each made up a quarter of the growth in supply in Ontario, one-bedrooms accounted for 61 per cent of the total growth in Central Ontario, while half of the growth in supply in Ottawa was private/studio spaces.

Fewer non-standard spaces

Total supply of non-standard spaces, which include heavy-care, respite, non-market/subsidized and other and unknown space types, continued to move lower. In 2011, there were 3,043 non-standard spaces representing six per cent of total supply, down from 3,834 spaces in 2010 and 4,148 spaces in 2009. The biggest drop in non-standard spaces was in the GTA, with a 560 space decline to 710 spaces.

Non-standard spaces in Ontario are mostly in smaller units, like semi/ward and private/studio. These unit types accounted for 93 per cent of the non-standard spaces in 2011.

Total Spaces Breakdown

	Total	% of Total
Standard Spaces	46,553	93.9%
Non-Standard Spaces	3,043	6.1%
Heavy-Care	743	1.5%
Respite	804	1.6%
Non-Market or Subsidized	1,360	2.7%
Other and Unknown	136	0.3%
Total	**49,596**	**100.0%**

Source: CMHC *Seniors' Housing Survey, 2011*

More high-end amenities and fewer services

Amenities like swimming pools, hot-tubs/spas, internet and outdoor gardens became more popular in most seniors residences across Ontario. Services requiring more labour costs such as on-site medical services, registered nurse on-site, pharmacy, transportation services, and tuck shop/

[3]Residences opened in 2010 and later were not included in the survey results.

convenience store were reduced in presence.

Nine out of ten residents are aged 75 and over

The percentage of residents aged 75 and over in Ontario moved up slightly from 89.6 per cent in 2010 to 89.9 per cent in 2011. The most significant change was in Northern Ontario, where the percentage jumped from 80.9 per cent a year ago to 88.9 per cent. Southwestern Ontario had the highest ratio of 94.2 per cent. The lowest rate was in Central and Eastern Ontario, around 87 per cent.

Residents aged 65 and under made up 2.4 per cent of total residents. The highest rate was in Eastern and Northern Ontario, 3.8 per cent.

Rent

Growth in suite supply raises the average rent

The average rent for all standard spaces was up four per cent in 2011 to $3,002 per month due to the expanding share of more expensive one- and two-bedroom spaces. Excluding new supply opened in 2009 and qualified for the survey for the first time, the average rent grew by 2.8 per cent. The pace of rent growth varies across different unit types.

The continued strong growth in one-bedroom supply curbed the growth of its average rent. Newly added one-bedroom spaces, which accounted for the majority of total new supply, set their rent levels close to those of the existing one-bedroom spaces in their market areas to speed up leasing. The average rent for one-bedroom spaces grew by 0.6 per cent for spaces added in 2000 and after. One-bedrooms opened in 2000 and later represented two-thirds of the total one-bedrooms in Ontario in 2011. Although renovations on the older one bedroom supply, opened before 1990 pushed the average rent up by 9.4 per cent, these spaces accounted for less than one-fifth of total one-bedroom spaces. The average one-bedroom rent moved up by less than two per cent to $3,710.

Although the average rent for private/studio spaces opened after 2000 increased by 0.3 per cent in 2011, these spaces only accounted for 30 per cent of total private space supply. The relatively low vacancy rate for private spaces and upgrades made to older spaces helped the overall rent level move up by 3.6 per cent in 2011.

Two-bedroom units are still a niche sector. A small supply pool coupled with a rapid increase in spaces pushed the average rent up by 5.9 per cent to $4,523, the largest increase among all unit types. Two-bedroom rent grew the most in all regions except Northern Ontario.

The average rent for semi/ward space dropped by four per cent to $1,726 due its declining popularity, which was reflected in its higher vacancy rate and reduced supply.

Total standard space rent revenue enjoys double digit growth

Total rent revenue from standard spaces grew by 13.5 per cent in 2011 to $1.7 billion, after a 14 per cent increase in 2010. Suite spaces contributed to 44 per cent of the total standard spaces rent revenue compared to 39 per cent in 2010. The biggest revenue growth rate, 44 per cent, occurred in the two-bedroom sector. One-bedroom captured 28 per cent growth in total rent revenue.

Spotlight on...

Conversion/Expansion of Older Seniors Residences in Ontario

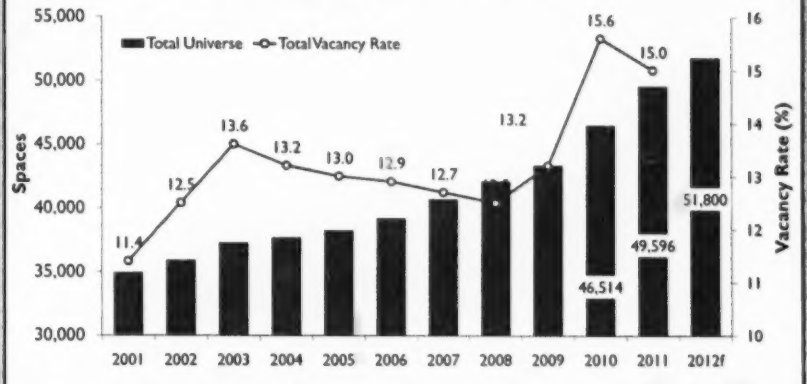
Seniors residences opened in the past ten years, between 2000 and 2009, made up 40 per cent of total supply in Ontario. Robust seniors' housing construction activities in recent years have compelled older residences to undertake renovation activities to compete better in the market place, where the vacancy rate hit a high of 15.6 per cent in 2010.

The most significant result from the renovation activities in the older residences, which opened prior to 2000, was the decline of smaller unit type supply like semi and ward and the increase of suite units. From 2005 to 2010 surveys, semi/ward spaces declined by 35 per cent in these older homes to 2,570 spaces while suite spaces rose by 20 per cent to 5,660 spaces. Older homes also upgraded amenities, adding swimming pools, hot tubs/spas, and internet connections.

Consequently, older homes were able to restrain the growth of their vacancy rates and enjoyed relatively strong rent growth. The occupancy rate for residences opened prior to 1990 was 85.5 per cent in 2011, slightly higher than the rate in 2005, 85.2 per cent. The average standard space rent at residences opened prior to 1990 grew 7.5 per cent in 2011 compared to the 2.3 per cent growth rate for residences opened during the 1990s and the 1.8 per cent growth rate for homes opened in 2000 or later.

Figure 7

Supply to Top 50,000 in 2012



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Hot Market/Where New Developments Are Happening?

Markets to Catch the Biggest Share of Supply in the Pipeline

	Spaces[4]	% Change
York	708	15.0%
Ottawa	640	13.6%
Peel	553	11.7%

Markets to Have the Strongest Growth in Supply

	% Change	Spaces[5]
Kawartha Lakes	56.1%	125
Muskoka	39.5%	155
York	15.0%	708

Source: CMHC *Seniors' Housing Survey, 2010 and 2011*

Renovation activities were targeted to older homes, especially those opened prior to 1990 in larger urban centres like the GTA and Ottawa. Owners of these homes often leveraged desirable locations in established neighbourhoods over locations of newer homes to remain competitive. The renovation activities and the addition of more desired suite spaces at these homes enabled them to charge similar rents for suite spaces as the newer homes. The average one-bedroom rent in Ontario for homes opened prior to 1990 was $3,834, higher than the $3,739 average at homes opened in 2000 and later. Meanwhile, the price gap between older and newer homes' private/studio spaces, which is still the dominant unit type, was narrowed. In 2011 the average private rent was $2,610 ($2,470 in 2010) for residences opened prior to 1990,

(cont.)

[4,5] Opened in 2010 and later and under construction

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The percentage of residents aged 75 and over in Ontario moved up slightly from 89.6 per cent in 2010 to 89.9 per cent in 2011. The most significant change was in Northern Ontario, where the percentage jumped from 80.9 per cent a year ago to 88.9 per cent. Southwestern Ontario had the highest ratio of 94.2 per cent. The lowest rate was in Central and Eastern Ontario, around 87 per cent.

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The continued strong growth in one-bedroom supply curbed the growth of its average rent. Newly added one-bedroom spaces, which accounted for the majority of total new supply, set their rent levels close to those of the existing one-bedroom spaces in their market areas to speed up leasing. The average rent for one-bedroom spaces grew by 0.6 per cent for spaces added in 2000 and after. One-bedrooms opened in 2000 and later represented two-thirds of the total one-bedrooms in Ontario in 2011. Although renovations on the older one bedroom supply, opened before 1990 pushed the average rent up by 9.4 per cent, these spaces accounted for less than one-fifth of total one-bedroom spaces. The average one-bedroom rent moved up by less than two per cent to $3,710.

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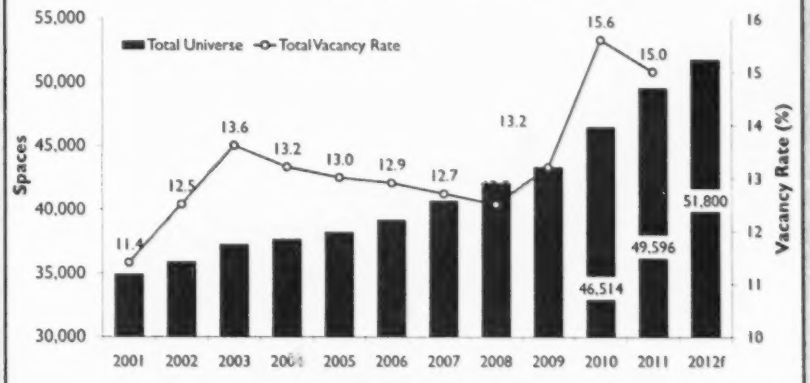

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(cont.)

[4,5] Opened in 2010 and later and under construction

Spotlight on... *(cont.)*

Standard Spaces Rent Growth, 2010-2011

	Prior to 1990	1990-1999	2000 or later	Total
GTA	15.7%	1.1%	-1.4%	5.1%
Central ON	-0.2%	1.2%	4.6%	2.7%
Ottawa	4.0%	0.7%	2.5%	2.2%
Eastern ON	6.1%	2.6%	0.9%	2.9%
Southwestern ON	1.9%	5.3%	3.7%	2.9%
Northern ON	12.5%	1.1%	4.3%	6.7%
Ontario	7.5%	2.3%	1.8%	4.0%

Source: CMHC *Seniors' Housing Survey, 2010 and 2011*

compared to the average of $2,930 ($2,920 in 2010) for residences opened since 2000.

In the GTA, semi/ward spaces were reduced by more than half from 2005 to 2010 at homes opened prior to 2000. Private/studio spaces at these homes also were reduced by 10 per cent during the same period while its occupancy rate was the highest among all unit types. The average standard private spaces rent rose 12.9 per cent for residences opened prior to 1990 and 6.3 per cent for residences added during the 1990s. The average rents for one- and two-bedroom at homes opened priors to 1990 were higher than those at homes opened in 2000 and later.

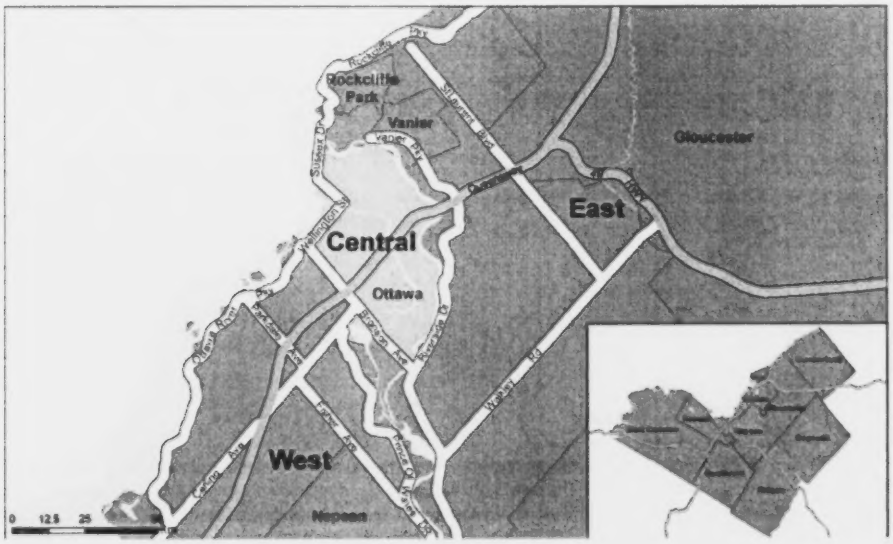
In Ottawa, older homes have been focusing more on expansion, especially on adding larger suite spaces. Suite spaces grew 23 per cent during 2005-2010 at homes opened prior to 2000. With suite spaces representing half of the newly opened homes, the competition got more intense in suite unit type. The occupancy rate for suite spaces was the lowest among all unit types. One-bedroom, which represented more than 85 per cent of total suite spaces, experienced a 0.3 per cent increase in the average standard spaces rent in 2011.

Supply growth has been relatively low in Southwestern and Northern Ontario in recent years. In Southwestern Ontario, where supply was the oldest in Ontario with 72 per cent of total supply in 2011 was from homes opened prior to 2000 compared to the 60 per cent in Ontario, older homes have been converting semi/ward spaces into private and suite units. On balance, total spaces at homes opened prior to 2000 have remained relatively unchanged. Although supply grew relatively slowly in Southwestern Ontario, the overall occupancy rate remained sticky, only increasing by about one per cent from 2009 to 2011. In Northern Ontario, new spaces were added to existing older homes. Meanwhile, semi/ward and private spaces were converted into suites. However, suites in older homes still made up just 10 per cent of total spaces.

TABLES INCLUDED IN THE ONTARIO SENIORS' HOUSING REPORT

Standard Tables		Page
1.1	Vacancy Rate (%) of Standard Spaces by Unit Type	10
1.2	Vacancy Rate of Standard Spaces (%) by Rent Range ($)	12
1.3	Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces	14
1.4	Universe, Number of Residents Living in Universe and Capture Rate (%)	15
2.1	Universe of Standard Spaces by Unit Type	17
2.2	Universe by Unit Type	19
2.3	Universe of Standard Spaces by Rent Range ($)	20
2.4	Proportion (%) of Structures where Select Services are Available By Structure Size	21
2.5	Proportion (%) of Structures with Access to Selected Amenities	22
3.1	Average Rent ($) of Standard Spaces by Unit Type	23
Optional Tables		
O1	Universe of Total Spaces and Per Cent Vacant by Unit Type	25
O2	Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population	26
O3	Universe and Per Cent Vacant for Total Spaces by Date Residence Opened	27
O4	Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened	28
O5	Universe of Total Spaces by size of Residence	29
O6	Proportion (%) of Structures with Access to Selected Amenities by Structure Size	30

SHS ZONE DESCRIPTIONS - OTTAWA	
Zone 1	**West** - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	**Central** - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	**East** - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).



Spotlight on... *(cont.)*

Standard Spaces Rent Growth, 2010-2011

	Prior to 1990	1990-1999	2000 or later	Total
GTA	15.7%	1.1%	-1.4%	5.1%
Central ON	-0.2%	1.2%	4.6%	2.7%
Ottawa	4.0%	0.7%	2.5%	2.2%
Eastern ON	6.1%	2.6%	0.9%	2.9%
Southwestern ON	1.9%	5.3%	3.7%	2.9%
Northern ON	12.5%	1.1%	4.3%	6.7%
Ontario	7.5%	2.3%	1.8%	4.0%

Source: CMHC *Seniors' Housing Survey, 2010 and 2011*

compared to the average of $2,930 ($2,920 in 2010) for residences opened since 2000.

In the GTA, semi/ward spaces were reduced by more than half from 2005 to 2010 at homes opened prior to 2000. Private/studio spaces at these homes also were reduced by 10 per cent during the same period while its occupancy rate was the highest among all unit types. The average standard private spaces rent rose 12.9 per cent for residences opened prior to 1990 and 6.3 per cent for residences added during the 1990s. The average rents for one- and two-bedroom at homes opened priors to 1990 were higher than those at homes opened in 2000 and later.

In Ottawa, older homes have been focusing more on expansion, especially on adding larger suite spaces. Suite spaces grew 23 per cent during 2005-2010 at homes opened prior to 2000. With suite spaces representing half of the newly opened homes, the competition got more intense in suite unit type. The occupancy rate for suite spaces was the lowest among all unit types. One-bedroom, which represented more than 85 per cent of total suite spaces, experienced a 0.3 per cent increase in the average standard spaces rent in 2011.

Supply growth has been relatively low in Southwestern and Northern Ontario in recent years. In Southwestern Ontario, where supply was the oldest in Ontario with 72 per cent of total supply in 2011 was from homes opened prior to 2000 compared to the 60 per cent in Ontario, older homes have been converting semi/ward spaces into private and suite units. On balance, total spaces at homes opened prior to 2000 have remained relatively unchanged. Although supply grew relatively slowly in Southwestern Ontario, the overall occupancy rate remained sticky, only increasing by about one per cent from 2009 to 2011. In Northern Ontario, new spaces were added to existing older homes. Meanwhile, semi/ward and private spaces were converted into suites. However, suites in older homes still made up just 10 per cent of total spaces.

TABLES INCLUDED IN THE ONTARIO SENIORS' HOUSING REPORT

Standard Tables		Page
1.1	Vacancy Rate (%) of Standard Spaces by Unit Type	10
1.2	Vacancy Rate of Standard Spaces (%) by Rent Range ($)	12
1.3	Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces	14
1.4	Universe, Number of Residents Living in Universe and Capture Rate (%)	15
2.1	Universe of Standard Spaces by Unit Type	17
2.2	Universe by Unit Type	19
2.3	Universe of Standard Spaces by Rent Range ($)	20
2.4	Proportion (%) of Structures where Select Services are Available By Structure Size	21
2.5	Proportion (%) of Structures with Access to Selected Amenities	22
3.1	Average Rent ($) of Standard Spaces by Unit Type	23
Optional Tables		
O1	Universe of Total Spaces and Per Cent Vacant by Unit Type	25
O2	Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population	26
O3	Universe and Per Cent Vacant for Total Spaces by Date Residence Opened	27
O4	Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened	28
O5	Universe of Total Spaces by size of Residence	29
O6	Proportion (%) of Structures with Access to Selected Amenities by Structure Size	30

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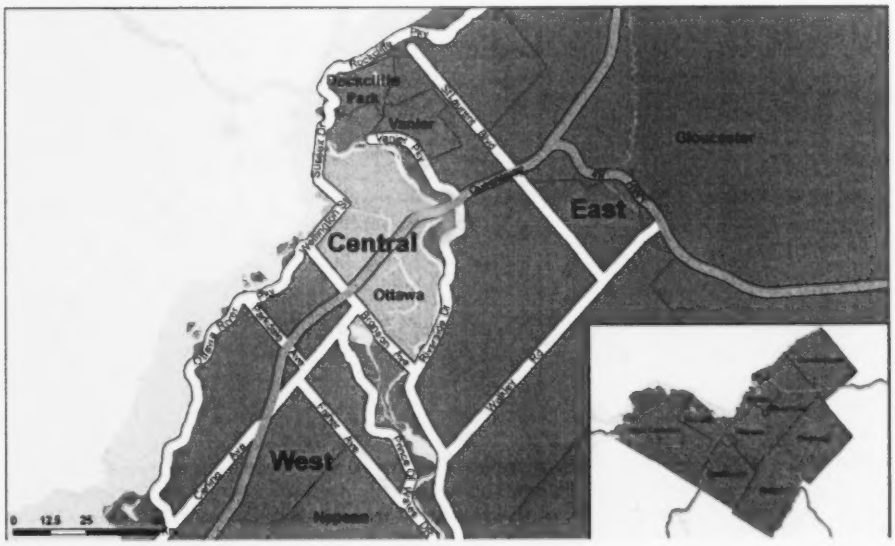
Zone 3	**East** - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).



1.1 Vacancy Rates (%) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	21.1 d	27.4 a	16.6 a	18.1 a	19.0 a	18.1 a	21.9 a	24.3 a	17.8 a	18.7 a
Toronto	++	20.7 a	20.3 a	22.2 a	15.4 a	16.3 a	++	25.0 a	18.9 a	20.0 a
East York/York City	**	**	**	34.8 a	**	23.6 a	**	**	35.6 a	31.8 a
Etobicoke	**	**	++	12.6 a	**	22.9 a	--	**	++	19.5 a
North York	**	**	19.2 d	22.8 a	**	16.1 a	**	29.0 d	18.9 d	21.3 a
Scarborough	**	**	23.3 a	15.4 a	16.9 a	6.6 b	**	**	21.6 a	13.4 a
Former City of Toronto	**	**	11.5 a	22.7 a	12.5 c	14.9 a	++	19.8 d	11.7 a	18.4 a
Durham	**	**	13.5 a	13.4 a	15.9 a	14.7 c	24.0 d	11.2 d	14.8 a	14.4 a
Halton	**	--	9.7 b	10.9 a	17.0 a	11.9 a	18.5 d	11.2 d	13.2 a	11.4 a
Peel	++	++	13.4 a	13.5 a	30.4 a	30.6 a	27.1 d	++	22.0 a	22.8 a
York	++	++	15.5 a	19.8 a	18.7 a	17.2 a	26.3 d	++	17.3 a	20.4 a
Central Ontario	22.2 a	25.0 a	13.5 a	12.3 a	21.6 a	14.1 a	10.7 c	12.0 c	15.7 a	13.4 a
Brant	++	16.9 a	5.5 c	11.0 a	**	1.0 a	--	**	7.4 c	9.8 a
Haldimand-Norfolk	**	**	6.9 b	8.1 b	**	**	--	**	6.7 b	8.4 b
Hamilton	35.0 a	32.1 a	11.3 a	11.0 a	6.2 a	7.5 b	**	**	11.5 a	11.7 a
Former City of Hamilton	36.2 a	30.5 a	13.4 a	13.4 a	8.3 c	15.4 a	**	**	15.1 a	15.5 a
Rest of Hamilton	**	**	8.0 a	5.8 b	5.1 a	4.8 c	**	**	6.8 a	6.5 b
Kawartha Lakes	**	**	**	**	**	**	--	--	**	**
Muskoka	--	--	**	**	**	**	--	--	**	**
Niagara	25.0 a	++	27.0 a	17.5 a	32.4 a	14.7 a	7.9 c	++	27.9 a	16.8 a
Niagara Falls	**	**	17.1 a	11.3 a	13.7 a	7.8 b	**	**	15.8 a	10.8 a
St. Catharines	**	**	39.6 a	21.4 a	**	**	**	**	36.8 a	17.7 a
Rest of Niagara	**	**	23.7 a	17.3 a	40.6 a	19.2 d	**	**	28.1 a	18.8 a
Northumberland	--	**	20.4 a	21.0 a	45.6 a	30.4 a	**	10.0 a	30.5 a	25.2 a
Peterborough	**	**	9.0 c	10.0 b	26.8 d	9.9 b	**	++	13.7 c	9.9 b
Simcoe	13.1 a	++	16.9 a	15.7 a	22.3 a	28.0 a	18.8 a	++	17.8 a	19.9 a
Barrie	**	**	15.9 a	17.8 d	11.5 a	++	**	**	13.6 a	19.5 d
Rest of Simcoe	22.1 a	34.0 a	17.4 a	14.6 a	30.8 a	33.5 a	23.1 a	20.6 a	20.3 a	20.1 a
Waterloo	20.7 a	12.1 c	7.8 a	10.1 a	6.4 a	6.0 a	**	++	8.2 a	9.0 a
Cambridge	**	3.0 a	2.6 c	8.0 a	**	2.0 a	--	--	2.7 c	5.8 a
Kitchener	**	26.2 d	8.3 a	13.2 a	6.4 a	10.1 d	**	**	9.6 a	13.5 a
Rest of Waterloo	**	**	10.7 a	5.0 a	7.7 a	6.2 a	**	++	9.2 a	5.1 a
Wellington/Dufferin	++	27.1 d	10.7 c	8.5 a	15.6 d	9.9 c	**	**	13.6 a	10.5 c
Guelph	**	++	9.3 c	8.4 b	**	8.2 c	**	**	11.3 a	11.4 c
Rest of Wellington/Dufferin	++	**	12.1 c	8.7 c	**	**	**	**	16.3 d	9.2 c
Ottawa	28.6 d	++	16.2 a	17.5 a	19.5 a	16.5 a	21.9 a	19.2 a	17.6 a	17.6 a
Ottawa - Central	**	**	17.0 a	29.8 a	29.6 a	34.3 a	**	**	21.5 a	31.8 a
Ottawa - East	**	**	8.1 a	9.0 a	6.8 b	8.5 b	**	5.8 d	8.1 a	8.8 a
Ottawa - West	**	**	20.7 a	21.1 a	17.6 a	14.4 a	25.3 a	24.1 a	20.4 a	19.6 a

continued

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a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	25.6 b	28.1 a	15.6 a	12.8 a	18.9 a	18.3 a	2.7 b	6.5 b	16.6 a	14.9 a
Frontenac	**	**	9.4 a	10.5 a	6.3 a	26.8 a	**	**	7.4 a	19.7 a
Hastings/Prince Edward	**	**	20.0 a	18.7 a	40.6 a	39.8 a	**	**	25.0 a	23.8 a
Lanark	**	--	12.5 a	++	25.2 a	5.6 a	**	**	16.6 a	6.2 a
Leeds & Grenville	8.3 a	**	13.9 a	10.5 a	26.9 a	2.9 a	--	--	15.4 a	9.1 a
Lennox & Addington	**	**	9.0 c	++	**	**	--	--	8.6 c	++
Prescott & Russell	++	**	10.8 c	9.1 a	++	3.7 a	--	--	14.0 c	10.5 a
Renfrew	++	13.6 d	25.4 a	11.1 a	13.7 c	6.2 a	**	**	21.1 a	9.7 a
Stormont, Dundas & Glengarry	17.0 a	20.0 a	12.4 a	13.1 a	16.2 d	14.9 a	--	--	13.7 a	14.2 a
Southwestern Ontario	21.2 a	25.6 a	15.2 a	15.4 a	18.3 a	13.6 a	14.0 c	14.0 c	16.3 a	15.2 a
Bruce	**	**	20.4 a	17.3 d	23.3 d	**	--	--	21.9 a	18.0 d
Elgin	**	**	15.9 d	18.5 d	**	**	**	**	14.1 c	15.9 d
Essex	19.2 a	32.0 a	17.6 a	19.8 a	18.8 a	13.7 a	23.2 a	11.8 a	18.3 a	18.0 a
Windsor	16.7 a	**	17.5 a	22.5 a	14.1 a	6.6 a	**	**	16.2 a	18.1 a
Leamington/Kingsville	--	--	20.8 a	18.3 a	10.5 a	**	**	**	19.2 a	16.0 a
Rest of Essex	**	27.3 a	14.5 a	16.1 a	24.3 a	22.3 a	**	**	20.6 a	19.0 a
Grey	--	**	24.8 d	17.7 d	**	**	**	**	26.8 d	15.4 d
Huron	**	**	5.4 a	18.4 d	**	**	**	**	5.6 a	16.4 d
Chatham-Kent	**	++	5.6 b	10.9 a	**	5.2 a	--	--	7.5 b	11.1 a
Lambton	**	**	13.8 a	8.7 a	22.8 a	13.3 a	**	3.2 a	15.1 a	10.3 a
Middlesex	34.7 a	**	18.3 a	17.4 a	16.5 a	16.8 a	13.3 a	20.2 a	18.2 a	17.4 a
Oxford	--	--	9.1 c	8.1 c	**	**	**	**	8.6 c	7.7 c
Perth	7.1 a	19.4 a	8.1 b	10.2 c	++	++	--	--	7.3 b	12.2 a
Northern Ontario	++	++	7.2 a	5.8 a	9.4 a	13.9 a	8.7 a	18.8 a	7.6 a	8.4 a
Algoma /Thunder Bay	**	**	2.5 b	5.4 c	10.4 a	22.3 a	**	**	5.2 b	11.3 a
Greater Sudbury	**	--	2.7 a	3.8 b	0.7 a	1.4 a	**	**	2.2 a	3.1 a
Rest of North	**	**	17.1 a	8.6 a	15.9 a	12.0 a	**	**	16.2 a	9.7 a
Ontario	21.5 a	26.0 a	14.8 a	14.7 a	19.1 a	16.2 a	16.8 a	18.7 a	16.4 a	15.7 a

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)

Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	11.2 c	19.3 a	27.4 a	23.3 a	14.2 a	16.6 a	17.6 a	16.5 a	17.1 a	20.3 a	17.5 a	19.2 a
Toronto	10.4 c	13.7 a	32.5 a	23.5 a	21.2 d	24.8 a	24.0 d	23.3 a	10.8 c	18.4 a	18.2 a	20.2 a
East York/York City	**	29.8 a	**	**	**	**	**	**	**	18.0 a	35.6 a	32.9 a
Etobicoke	**	**	**	**	**	**	**	**	**	25.8 a	++	21.1 a
North York	++	++	**	50.0 a	++	19.0 d	**	26.7 a	**	17.2 a	18.9 a	22.0 a
Scarborough	16.8 d	16.2 d	**	23.0 d	17.4 d	9.4 b	8.3 c	11.3 c	9.0 c	12.7 c	17.9 a	14.1 a
Former City of Toronto	6.5 a	7.8 c	14.4 d	3.8 d	12.2 c	27.2 d	24.4 d	++	10.5 c	16.3 d	11.7 a	16.1 a
Durham	**	++	26.3 a	21.6 d	12.0 a	9.2 b	13.9 c	3.6 d	15.8 a	18.0 d	14.8 a	13.9 a
Halton	**	**	++	3.0 d	10.9 c	9.0 c	19.2 a	9.4 b	10.8 c	14.2 a	13.2 a	12.1 a
Peel	++	++	11.0 c	16.8 d	11.8 c	9.4 c	10.0 c	12.7 c	31.7 a	30.7 a	22.0 a	23.8 a
York	++	++	++	++	11.5 c	20.8 d	10.0 b	17.7 d	19.5 a	18.6 a	17.3 a	21.3 a
Central Ontario	18.1 a	19.1 a	15.1 a	15.4 a	13.2 a	10.1 a	15.1 a	13.1 a	20.1 a	11.3 a	15.6 a	13.4 a
Brant	11.7 d	18.5 a	5.3 c	10.6 a	**	8.0 b	**	**	**	**	7.4 c	10.3 a
Haldimand-Norfolk	12.1 c	10.9 c	**	3.2 d	++	**	**	**	**	**	6.7 b	8.7 b
Hamilton	22.3 d	28.7 a	8.2 a	9.0 a	6.7 b	6.2 b	9.3 b	7.4 b	4.9 a	9.5 b	9.3 a	12.3 a
Former City of Hamilton	24.0 d	29.7 a	5.6 c	10.6 a	8.7 b	5.6 b	++	8.1 b	++	**	11.3 a	16.4 a
Rest of Hamilton	**	**	14.4 a	5.3 d	4.5 a	6.8 c	6.1 a	6.8 c	5.9 a	2.5 c	6.8 a	6.8 a
Kawartha Lakes	**	**	**	**	**	**	**	**	**	**	**	**
Muskoka	--	--	**	**	**	**	**	**	**	**	**	**
Niagara	17.4 a	19.4 d	24.1 a	15.2 d	33.1 a	10.6 c	29.8 a	18.1 d	36.1 a	19.0 d	27.9 a	15.4 a
Niagara Falls	**	**	16.9 a	11.0 c	11.0 a	8.9 b	**	**	**	**	15.8 a	11.4 a
St. Catharines	**	**	**	**	48.2 a	**	**	**	44.8 a	**	36.8 a	9.2 a
Rest of Niagara	15.8 d	24.7 d	22.2 a	18.5 d	35.6 a	12.6 d	**	**	21.9 d	14.3 a	28.1 a	20.0 a
Northumberland	33.7 a	19.4 a	44.8 a	36.3 a	7.1 a	18.0 a	8.1 a	39.7 a	**	**	30.5 a	26.4 a
Peterborough	**	**	++	8.8 c	++	12.2 d	++	4.6 d	++	12.8 c	13.7 a	10.4 a
Simcoe	16.3 a	21.2 d	19.1 a	20.9 a	14.6 a	14.7 a	18.3 a	15.7 d	23.3 a	22.9 d	17.8 a	18.9 a
Barrie	**	**	31.1 a	27.1 d	9.3 a	++	9.9 a	++	13.0 a	++	13.6 a	20.4 d
Rest of Simcoe	16.3 a	16.7 d	16.2 a	16.6 a	18.2 a	16.2 a	23.1 a	19.1 d	31.7 a	24.1 a	20.3 a	18.1 a
Waterloo	15.6 a	10.0 b	7.6 a	17.8 a	7.7 a	9.6 a	7.0 a	7.5 b	4.3 b	3.3 a	8.5 a	9.4 a
Cambridge	**	3.4 b	**	12.5 c	++	8.1 b	**	**	**	**	2.7 b	6.0 a
Kitchener	22.3 d	24.6 d	6.9 c	20.7 a	8.5 b	14.7 c	9.1 c	7.8 c	5.8 c	3.4 a	10.4 a	14.2 a
Rest of Waterloo	17.8 a	5.0 d	17.0 a	9.5 c	9.1 a	4.0 b	7.0 a	8.2 b	5.0 b	3.9 a	9.1 a	5.2 a
Wellington/Dufferin	26.8 d	++	12.2 d	15.3 d	6.3 c	++	11.9 d	11.4 d	19.9 d	5.0 a	13.6 a	11.5 a
Guelph	**	**	**	25.0 d	5.2 d	3.5 d	**	**	**	5.5 a	11.3 a	12.2 a
Rest of Wellington/Dufferin	++	++	7.9 d	++	9.4 c	++	**	**	**	**	16.3 a	10.3 a
Ottawa	15.7 d	13.4 c	11.4 d	8.3 b	20.0 a	23.7 a	16.5 b	19.1 a	19.5 a	19.5 a	17.4 a	18.5 a
Ottawa - Central	**	**	3.2 d	**	39.4 a	64.0 a	17.0 d	**	17.2 a	16.8 a	21.5 a	30.6 a
Ottawa - East	8.4 c	2.7 c	6.3 d	5.2 c	9.1 b	10.0 b	++	2.2 c	11.2 c	11.8 a	8.1 a	8.1 a
Ottawa - West	22.1 d	++	19.3 d	12.3 d	17.3 a	22.7 a	17.7 a	22.6 d	22.7 a	24.4 a	20.1 a	21.8 a

continued

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1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	17.6	16.0	14.5	12.9	15.2	15.3	15.6	17.6	24.9	24.3	17.0	16.2
Frontenac	8.2	**	10.3	15.3	7.6	7.7	1.4	34.5	7.9	22.2	7.4	20.6
Hastings/Prince Edward	21.3	17.5	28.5	28.6	17.2	15.1	4.4	**	42.3	**	25.0	25.1
Lanark	25.6	**	7.7	**	3.8	**	30.6	**	8.2	**	16.6	**
Leeds & Grenville	7.6	9.0	9.3	12.5	15.7	11.5	**	5.2	25.8	10.5	15.4	9.7
Lennox & Addington	**	**	**	**	**	**	**	**	--	**	++	++
Prescott & Russell	14.5	13.0	++	5.0	**	**	**	**	--	--	14.0	11.3
Renfrew	20.7	9.5	19.0	10.9	23.1	++	++	**	++	**	21.1	10.2
Stormont, Dundas & Glengarry	16.6	15.8	10.3	11.6	16.2	23.6	**	**	**	**	13.7	15.0
Southwestern Ontario	16.2	19.4	14.6	15.6	15.3	13.7	20.9	17.0	17.2	16.5	16.3	15.9
Bruce	18.9	++	21.1	12.0	**	**	**	**	**	**	21.9	19.0
Elgin	**	**	**	**	**	**	**	**	**	**	14.1	16.6
Essex	8.4	19.5	17.7	18.9	18.4	20.0	21.7	31.6	17.6	8.1	18.2	18.8
Windsor	**	**	15.5	27.6	20.2	22.2	12.6	23.8	17.4	3.4	16.1	18.6
Leamington/Kingsville	**	**	21.2	13.8	18.0	**	**	**	--	--	19.2	16.9
Rest of Essex	**	20.0	18.1	19.5	**	14.5	29.4	**	**	**	20.5	20.1
Grey	**	**	**	21.6	**	++	**	++	**	**	26.8	16.3
Huron	**	**	6.4	17.6	**	**	**	**	**	**	6.2	16.8
Chatham-Kent	**	++	5.9	13.3	**	2.9	**	++	--	**	7.5	11.7
Lambton	16.0	15.8	7.9	6.7	16.4	9.3	**	18.4	**	0.0	15.1	10.7
Middlesex	39.8	++	18.7	17.9	14.4	15.0	15.7	10.8	19.2	26.8	18.2	18.1
Oxford	++	**	**	**	**	**	**	**	**	**	8.6	8.1
Perth	7.3	11.5	++	++	**	**	**	**	**	**	7.3	12.5
Northern Ontario	3.5	6.2	9.3	5.5	4.4	5.1	14.9	16.2	7.0	20.1	7.6	8.9
Algoma/Thunder Bay	1.0	++	1.8	**	2.8	++	**	**	**	**	5.2	11.9
Greater Sudbury	1.4	8.7	3.0	3.1	**	**	**	**	**	**	2.2	3.3
Rest of North	8.3	13.5	24.0	8.2	11.1	6.8	**	15.4	**	**	16.2	10.3
Ontario	15.0	17.1	16.1	14.6	14.7	14.4	17.2	15.9	18.2	18.6	16.2	16.2

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces
Ontario

Centre	Vacancy Rate		Average Rent	
	2010	2011	2010	2011
Greater Toronto Area	5.7 b	++	4,257 a	4,602 a
Toronto	10.0 b	++	4,427 a	4,660 a
Durham	++	**	3,763 a	**
Halton/Peel	4.8 c	++	4,268 a	4,694 a
York	**	**	**	**
Central Ontario	6.9 b	1.9 c	3,467 a	3,645 b
Hamilton	**	--	**	--
Ottawa	10.5 a	7.3 c	4,162 a	4,349 a
Eastern Ontario	19.3 a	14.8 c	3,855 a	4,099 a
Southwestern Ontario	++	++	3,579 a	3,511 b
Northern Ontario	**	--	**	--
Ontario	7.1 a	4.7 b	3,966 a	4,182 a

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2010	2011				
Greater Toronto Area	**14,659**	**16.7** b	**18.0** b	**153**	**12,806** b	**367,080**	**3.5**
Toronto	6,220	17.6 b	19.2 b	59	5,273 b	189,000	2.8
East York/York City	751	30.1 b	28.9 b	7	554 b		
Etobicoke	802	++	19.5 b	7	672 b		
North York	1,472	18.3 d	20.0 b	15	1,250 b		
Scarborough	1,028	21.8 b	14.0 b	9	930 b		
Former City of Toronto	2,167	10.4 b	17.7 b	21	1,868 b		
Durham	1,843	13.6 b	13.9 b	22	1,743 b	34,020	5.1
Halton	1,770	12.8 b	11.0 b	19	1,706 b	31,760	5.4
Peel	2,177	20.5 b	22.2 b	24	1,815 b	58,320	3.1
York	2,649	16.3 b	19.3 b	29	2,268 b	53,980	4.2
Central Ontario	**13,456**	**15.2** b	**12.7** b	**205**	**12,459** b	**216,550**	**5.8**
Brant	721	7.1 b	8.6 b	11	695 b	9,710	7.2
Haldimand-Norfolk	419	6.6 b	7.9 b	10	401 b	8,770	4.6
Haliburton						1,710	
Hamilton	2,025	11.4 b	11.1 b	33	1,894 b	41,020	4.6
Former City of Hamilton	1,180	14.5 b	14.6 b	18	1,050 b		
Rest of Hamilton	845	6.8 b	6.2 b	15	++		
Kawartha Lakes	222	**	**	4	**	7,760	**
Muskoka	397	**	**	7	**	5,950	**
Niagara	2,179	27.2 b	16.4 b	28	1,965 b	39,840	4.9
Niagara Falls	447	15.6 b	10.5 b	6	428 b		
St. Catharines	657	35.0 b	17.4 b	7	595 b		
Rest of Niagara	1,075	27.7 b	18.2 b	15	941 b		
Northumberland	542	30.5 b	24.7 b	11	434 b	8,710	5.0
Peterborough	1,055	13.5 b	9.1 b	12	1,030 b	13,320	7.7
Simcoe	1,988	16.9 b	18.4 b	32	1,713 b	31,910	5.4
Barrie	713	12.7 b	17.1 d	9	++		
Rest of Simcoe	1,275	19.4 b	19.1 b	23	1,092 b		
Waterloo	2,282	8.1 b	8.9 b	34	2,209 b	30,450	7.3
Cambridge	482	3.8 b	6.0 b	9	468 b		
Kitchener	1,008	9.4 b	13.4 b	12	913 b		
Rest of Waterloo	792	8.9 b	5.0 b	13	828 b		
Wellington/Dufferin	1,626	13.2 b	10.0 b	23	++	17,400	++
Guelph	984	11.5 b	10.6 b	10	++		
Rest of Wellington/Dufferin	642	15.5 b	9.0 b	13	++		
Ottawa	**6,649**	**16.7** b	**16.3** b	**66**	**5,932** b	**55,410**	**10.7**
Ottawa - Central	981	19.2 b	28.1 b	9	746 b		
Ottawa - East	2,301	7.5 b	8.4 b	25	2,241 b		
Ottawa - West	3,367	20.0 b	18.4 b	32	2,945 b		

continued

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2010	2011				
Eastern Ontario	**5,161**	**15.4** a	**13.7** a	**88**	**4,741** a	**66,230**	**7.2**
Frontenac	658	7.2 a	19.1 a	11	572 a	11,830	4.8
Hastings/Prince Edward	854	24.4 a	23.2 a	14	++	14,090	++
Lanark	524	16.3 a	5.9 c	9	++	5,280	++
Leeds & Grenville	546	14.3 a	8.4 a	10	528 a	9,050	5.8
Lennox & Addington	199	8.6 c	++	5	++	3,320	++
Prescott & Russell	923	10.4 c	7.7 a	18	896 a	4,930	18.2
Renfrew	904	20.5 a	9.8 a	12	871 c	8,470	10.3
Stormont, Dundas & Glengarry	553	12.3 a	12.7 a	9	506 a	9,260	5.5
Southwestern Ontario	**7,437**	**15.7** a	**14.8** a	**119**	**6,723** b	**119,400**	**5.6**
Bruce	432	21.3 a	18.4 d	9	++	5,740	++
Elgin	253	13.0 c	15.3 d	6	++	5,710	++
Essex	1,903	17.3 a	16.9 a	24	1,692 b	27,340	6.2
Windsor	876	16.0 a	17.5 a	8	772 c		
Leamington/Kingsville	360	17.6 a	15.0 a	6	327 a		
Rest of Essex	667	19.0 a	17.1 a	10	593 a		
Grey	740	26.6 d	14.9 c	13	++	9,090	++
Huron	261	5.6 a	15.8 d	6	++	5,200	++
Chatham-Kent	723	7.2 b	10.6 a	14	668 d	8,720	7.7
Lambton	653	14.6 a	10.0 a	11	627 a	11,430	5.5
Middlesex	1,668	17.6 a	17.2 a	19	1,472 b	31,940	4.6
Oxford	406	8.3 a	7.5 c	8	++	8,470	++
Perth	398	6.7 b	12.1 c	9	361 c	5,760	6.3
Northern Ontario	**2,234**	**7.4** a	**8.2** a	**31**	**2,199** c	**61,960**	**3.5**
Algoma /Thunder Bay	950	5.2 a	10.9 a	11	++	23,070	++
Greater Sudbury	658	2.2 a	3.1 b	10	688 a	11,910	5.8
Rest of Northern Ontario	626	15.9 a	9.6 a	10	606 a	26,980	2.2
Ontario	**49,596**	**15.6** a	**15.0** a	**662**	**44,859** a	**886,510**	**5.1**

[1] Sources: July 1, 2011 reference scenario population estimates from the Ontario Ministry of Finance 2009-2036 projections, released Spring 2010. The projections were produced using as its base the preliminary July 1, 2009 postcensal population estimates from Statistics Canada.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.1 Universe of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	**366** a	**7,191** a	**5,581** a	**812** a	**13,951** a
Toronto	187 b	3,129 a	2,294 a	244 a	5,855 a
Durham	**	1,033 a	605 a	**	1,788 a
Halton	--	796 a	765 a	**	1,685 a
Peel	82 c	918 a	957 a	166 a	2,122 a
York	68 c	1,315 a	960 a	156 a	2,500 a
Central Ontario	**644** a	**8,503** a	**3,129** a	**357** a	**12,633** a
Brant	**	464 a	100 a	**	634 a
Haldimand-Norfolk	**	341 a	**	**	397 a
Hamilton	**	1,268 a	455 a	**	1,902 a
Former City of Hamilton	**	863 a	117 a	**	1,099 a
Rest of Hamilton	**	405 a	338 a	**	803 a
Kawartha Lakes	**	**	**	--	**
Muskoka	--	**	**	--	**
Niagara	57 a	1,339 a	640 a	76 a	2,112 a
Niagara Falls	**	253 a	**	**	433 a
St. Catharines	**	449 a	**	**	646 a
Rest of Niagara	**	637 a	346 a	**	1,033 a
Northumberland	**	300 a	217 a	**	531 a
Peterborough	**	559 a	339 a	**	971 a
Simcoe	105 a	1,254 a	410 a	48 a	1,817 a
Waterloo	134 a	1,516 a	452 a	76 a	2,178 a
Cambridge	67 a	249 a	101 a	--	417 a
Kitchener	**	842 a	88 a	**	978 a
Rest of Waterloo	**	425 a	263 a	**	783 a
Wellington/Dufferin	**	985 a	357 a	**	1,484 a
Guelph	**	541 a	**	**	858 a
Rest of Wellington/Dufferin	**	444 a	**	**	627 a
Ottawa	**102** c	**3,762** a	**1,892** a	**287** a	**6,043** a
Ottawa - Central	**	453 a	372 a	**	866 a
Ottawa - East	**	1,454 a	569 a	**	2,105 a
Ottawa - West	**	1,856 a	951 a	**	3,072 a
Eastern Ontario	**267** a	**3,125** a	**1,075** a	**111** a	**4,578** a
Frontenac	**	256 a	317 a	**	639 a
Hastings/Prince Edward	**	539 a	172 a	**	772 a
Lanark	--	268 a	**	**	496 a
Leeds & Grenville	**	419 a	**	--	503 a
Lennox & Addington	**	157 a	**	--	199 a
Prescott & Russell	**	572 a	**	--	611 a
Renfrew	**	578 a	171 a	**	865 a
Stormont, Dundas & Glengarry	55	336	101	--	492

continued

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2.1 Universe of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Southwestern Ontario	**291** a	**4,574** a	**2,071** a	**229** b	**7,166** a
Bruce	**	278 a	**	--	413 a
Elgin	**	188 a	**	**	244 a
Essex	67 b	1,081 a	569 a	64 b	1,781 a
Grey	**	533 a	**	**	719 a
Huron	**	181 a	**	**	252 a
Chatham-Kent	24 d	596 a	66 b	--	686 a
Lambton	**	344 a	225 a	**	634 a
Middlesex	**	714 a	787 a	**	1,650 a
Oxford	--	372 a	**	**	394 a
Perth	73 b	286 a	35 c	--	393 a
Northern Ontario	**59** d	**1,433** a	**605** a	**85** b	**2,182** a
Algoma/Thunder Bay	**	530 a	281 b	**	914 a
Greater Sudbury	--	473 a	**	**	652 a
Rest of North	**	430 a	**	**	616 a
Ontario	**1,730** a	**28,589** a	**14,354** a	**1,881** a	**46,553** a

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2.2 Universe by Unit Type Ontario					
Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Ontario	**2,423**	**30,736**	**14,541**	**1,896**	**49,596**
Standard Spaces	1,730	28,589	14,354	1,881	46,553
Non-Standard Spaces	694	2,147	187	++	3,043

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more	Total spaces where rents are known
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	
Greater Toronto Area	6.5 a	9.6 a	16.7 a	18.5 a	48.7 a	12,540
Central Ontario	14.8 a	25.3 a	28.8 a	15.8 a	15.4 a	11,578
Ottawa	6.1 a	15.3 a	27.7 a	12.6 a	38.4 a	5,301
Eastern Ontario	30.4 a	29.4 a	18.7 a	7.8 a	13.7 a	4,091
Southwestern Ontario	12.9 a	29.4 a	27.7 a	15.5 a	14.6 a	6,808
Northern Ontario	20.6 a	39.2 a	14.6 a	10.0 a	15.7 a	2,058
Ontario	**12.7** a	**21.1** a	**23.2** a	**15.1** a	**27.8** a	**42,377**

[1] % is based on those spaces where the rent is known.

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2.4 Proportion (%) of Structures where Select Services are Available[1] By Structure Size Ontario

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Greater Toronto Area	1.6 c	0.7 a	10.5 d	87.2 a	86.2 a	78.0 a	97.7 a
10 - 49	++	0.0	0.0 b	95.1	++	75.6 a	88.0
50 - 89	0.0	0.0	++	97.7	85.1	80.9 a	100.0
90 or more	1.4	1.4	++	76.5	91.3	76.9 a	100.0
Central Ontario	0.0 b	0.5 a	2.7 b	96.8 a	79.2 a	65.0 a	91.4 a
10 - 49	0.0	0.0	2.4 c	97.6	73.5	53.5 a	82.8
50 - 89	0.0	1.3	1.4 a	97.3	85.5	79.7 a	96.8
90 or more	0.0	0.0	5.6 d	94.4	80.0	++	100.0
Ottawa	++	++	++	94.6 a	91.0 a	69.6 a	100.0 a
10 - 49	++	++	++	100.0	++	++	100.0
50 - 89	5.1	++	++	94.9	94.9	++	100.0
90 or more	0.0	++	++	92.9	89.6	89.3 a	100.0
Eastern Ontario	0.0	1.4 c	0.0 b	98.6 a	65.2 c	54.9 a	89.2 a
10 - 49	0.0	0.0	0.0 b	100.0	51.6	++	86.4
50 - 89	0.0	++	0.0 b	96.9	78.3	67.3 a	89.2
90 or more	++	++	++	100.0	++	79.9 a	100.0
Southwestern Ontario	0.9	1.0	1.9 c	96.1 a	79.6 a	55.5 a	97.1 a
10 - 49	1.8	0.0	++	96.3	71.5	++	94.5
50 - 89	0.0	0.0	0.0	100.0	88.0	62.9 a	100.0
90 or more	0.0	++	3.9	91.9	88.6	65.9 a	100.0
Northern Ontario	0.0	0.0	3.2 a	96.8 a	++	68.6 a	86.7 a
10 - 49	++	++	++	100.0	++	++	++
50 - 89	++	++	++	100.0	85.4	85.4 a	92.7
90 or more	++	++	14.2	85.8	++	++	100.0
Ontario	0.7	0.9	4.0 b	94.5 a	79.4 a	65.6 a	94.2 a
10 - 49	1.1	0.0	1.4	97.5	68.2	51.3 a	87.2
50 - 89	0.5	1.0	1.0	97.6	85.4	73.6 a	96.7
90 or more	0.5	1.8	10.7	87.0	86.0	73.7 a	100.0

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Ontario

Centre	Pharmacy	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	24.3 d	60.3 a	12.0 d	++	40.2 a	53.3 a	72.6 a
10 - 49	++	++	0.0	++	++	++	++
50 - 89	++	++	0.0	++	29.1 d	++	++
90 or more	29.6 d	75.0 a	25.5 d	++	62.2 a	79.5 a	88.4 a
Central Ontario	18.8 d	53.6 a	4.3 c	22.2 d	24.4 a	44.6 a	63.8 a
10 - 49	8.7 c	43.2 a	3.4 a	12.0 d	5.0 c	21.3 d	50.8 a
50 - 89	29.8 d	58.2 a	4.3 c	24.0 d	++	49.7 a	69.0 a
90 or more	++	67.5 a	++	++	++	86.2 a	82.5 a
Ottawa	++	82.1 a	10.6 d	++	++	62.3 a	71.5 a
10 - 49	++	++	++	++	++	++	++
50 - 89	++	84.6 a	++	++	++	++	++
90 or more	++	92.9 a	++	++	++	78.9 a	82.7 a
Eastern Ontario	++	66.5 a	5.8 d	++	++	++	60.5 a
10 - 49	++	++	0.0 a	++	2.6 a	++	++
50 - 89	++	66.4 a	++	++	++	++	++
90 or more	++	100.0 a	++	++	++	++	++
Southwestern Ontario	19.0 d	52.9 a	5.6 c	28.6 d	18.0 d	39.7 a	68.0 a
10 - 49	11.3 d	++	1.6 a	++	1.6 a	++	62.2 a
50 - 89	++	++	0.0 a	++	++	++	66.6 a
90 or more	++	84.7 a	++	++	++	71.8 a	81.9 a
Northern Ontario	++	++	3.2 a	++	++	++	++
10 - 49	++	9.8 c	++	++	++	++	++
50 - 89	++	++	7.3 a	7.3 a	++	++	++
90 or more	++	++	++	++	++	100.0 a	++
Ontario	20.1 a	58.8 a	7.1 b	27.1 a	28.5 a	47.2 a	65.4 a
10 - 49	8.7 b	44.7 a	1.7 a	14.8 c	4.4 c	24.1 b	51.5 a
50 - 89	25.0 d	56.6 a	3.6 a	24.4 d	26.6 a	43.9 a	65.6 a
90 or more	28.4 d	79.0 a	18.0 d	45.6 a	60.7 a	79.6 a	82.5 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Greater Toronto Area	2,127 a	1,841 a	2,935 a	3,097 a	3,970 a	4,010 a	4,591 a	4,741 a	3,322 a	3,490 a
Toronto	1,776 b	1,522 a	2,683 a	2,980 a	4,204 a	4,191 a	5,640 a	5,413 a	3,134 a	3,417 a
East York/York City	**	**	**	2,948 a	**	3,941 a	**	**	3,026 a	3,084 a
Etobicoke	**	**	2,944 a	3,390 a	**	**	--	**	3,400 a	3,812 a
North York	**	**	2,842 a	3,337 a	**	4,469 a	**	5,573 a	3,175 a	3,755 a
Scarborough	**	**	2,568 a	2,626 a	3,766 a	3,515 a	**	**	2,801 a	2,808 a
Former City of Toronto	**	**	2,405 a	2,719 a	4,183 a	4,441 a	6,470 a	5,117 b	3,190 a	3,449 a
Durham	**	**	2,757 a	2,797 a	3,491 a	3,635 a	4,349 a	4,579 a	3,046 a	3,172 a
Halton	**	--	3,235 a	3,292 a	3,730 a	3,931 a	4,316 a	4,582 a	3,524 a	3,664 a
Peel	2,510 a	2,463 a	3,121 a	3,385 a	3,784 a	3,756 a	4,024 a	4,158 a	3,406 a	3,571 a
York	2,751 a	2,081 a	3,394 a	3,262 a	4,256 a	4,196 a	4,837 a	4,805 a	3,738 a	3,667 a
Central Ontario	1,678 a	1,712 a	2,499 a	2,551 a	3,326 a	3,396 a	3,891 a	4,103 a	2,666 a	2,739 a
Brant	1,342 a	1,535 a	2,349 a	2,362 a	**	**	--	**	2,205 a	2,436 a
Haldimand-Norfolk	**	**	2,108 a	1,922 a	**	**	--	**	2,132 a	1,950 a
Hamilton	1,511 a	1,563 a	2,488 a	2,430 a	3,459 a	3,635 a	**	**	2,686 a	2,677 a
Former City of Hamilton	1,512 a	1,513 a	2,372 a	2,334 a	3,163 a	3,441 a	**	**	2,400 a	2,380 a
Rest of Hamilton	**	**	2,654 a	2,626 a	3,606 a	3,696 a	**	**	3,036 a	3,081 a
Kawartha Lakes	**	**	**	**	**	**	--	--	**	**
Muskoka	--	--	**	**	**	**	--	--	**	**
Niagara	1,694 a	1,720 a	2,452 a	2,390 a	3,049 a	3,119 a	3,951 a	4,204 a	2,647 a	2,660 a
Niagara Falls	**	**	2,336 a	2,430 a	2,995 a	3,116 a	**	**	2,509 a	2,649 a
St. Catharines	**	**	2,766 a	2,429 a	**	**	**	**	3,038 a	2,859 a
Rest of Niagara	**	**	2,321 a	2,357 a	2,846 a	3,011 a	**	**	2,486 a	2,574 a
Northumberland	--	**	2,287 a	2,298 a	2,453 a	2,544 a	**	3,254 a	2,370 a	2,409 a
Peterborough	**	**	2,588 a	2,732 a	3,304 a	3,708 a	**	4,640 a	2,803 a	3,137 a
Simcoe	1,782 a	1,917 a	2,587 a	2,635 a	3,594 a	3,602 a	4,241 a	4,332 a	2,788 a	2,792 a
Barrie	**	**	2,630 a	2,666 a	3,749 a	3,766 a	**	**	2,911 a	2,824 a
Rest of Simcoe	1,828 a	2,117 a	2,565 a	2,618 a	3,472 a	3,500 a	3,828 a	4,061 a	2,716 a	2,773 a
Waterloo	1,640 a	1,592 a	2,569 a	2,772 a	3,594 a	3,604 a	**	3,865 a	2,729 a	2,897 a
Cambridge	**	1,489 a	2,378 a	2,506 a	**	3,700 a	--	--	2,533 a	2,610 a
Kitchener	**	1,637 a	2,584 a	2,809 a	3,905 a	3,876 a	**	**	2,634 a	2,829 a
Rest of Waterloo	**	**	2,681 a	2,859 a	3,358 a	3,491 a	**	3,860 a	2,940 a	3,143 a
Wellington/Dufferin	1,851 a	1,898 a	2,566 a	2,730 a	3,547 a	3,531 a	**	**	2,739 a	2,836 a
Guelph	**	1,939 a	2,560 a	3,018 a	**	3,405 a	**	**	2,724 a	2,940 a
Rest of Wellington/Dufferin	1,961 a	**	2,572 a	2,298 a	**	**	**	**	2,757 a	2,677 a
Ottawa	1,520 a	1,538 a	2,875 a	2,970 a	4,035 a	4,047 a	4,575 a	4,859 a	3,274 a	3,345 a
Ottawa - Central	**	**	3,180 a	3,520 a	4,568 a	4,370 a	**	**	3,786 a	3,929 a
Ottawa - East	**	**	2,532 a	2,751 a	3,357 a	3,973 a	**	5,586 a	2,695 a	3,129 a
Ottawa - West	**	**	2,959 a	3,000 a	3,937 a	3,940 a	4,174 a	4,366 a	3,318 a	3,316 a

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Eastern Ontario	1,412 a	1,359 a	2,174 a	2,250 a	3,379 a	3,494 a	3,651 a	4,175 a	2,404 a	2,474 a
Frontenac	**	**	2,600 a	2,680 a	3,429 a	3,595 a	**	**	2,952 a	3,162 a
Hastings/Prince Edward	**	**	2,325 a	2,396 a	4,208 a	4,163 a	**	**	2,660 a	2,693 a
Lanark	**	--	2,229 a	**	3,384 a	**	**	**	2,582 a	**
Leeds & Grenville	1,717 a	**	2,628 a	2,681 a	3,885 a	3,892 a	--	--	2,753 a	2,777 a
Lennox & Addington	**	**	**	2,393 a	**	**	--	--	2,096 b	2,236 a
Prescott & Russell	1,560 a	**	1,621 a	1,724 a	2,484 b	2,745 a	--	--	1,648 a	1,754 a
Renfrew	1,177 a	1,067 a	2,107 a	2,015 a	2,870 a	2,611 a	**	**	2,267 a	2,021 a
Stormont, Dundas & Glengarry	1,412 a	1,466 a	2,108 a	2,208 a	2,966 a	2,859 a	--	--	2,205 a	2,240 a
Southwestern Ontario	1,786 a	1,773 a	2,423 a	2,458 a	3,310 a	3,358 a	3,902 a	4,250 a	2,664 a	2,740 a
Bruce	**	**	2,104 a	2,259 a	2,947 a	**	--	--	2,332 a	2,467 a
Elgin	**	**	2,517 a	2,577 a	**	**	**	**	2,732 a	2,781 a
Essex	1,851 a	1,781 a	2,556 a	2,541 a	3,369 a	3,378 a	3,958 a	4,056 a	2,854 a	2,839 a
Windsor	1,964 a	**	2,667 a	2,628 a	3,400 a	3,321 a	**	**	2,886 a	2,877 a
Leamington/Kingsville	--	--	2,416 b	2,412 a	2,659 a	**	**	**	2,464 a	2,434 a
Rest of Essex	**	1,708 a	2,493 a	2,512 a	3,481 a	3,535 a	**	**	3,018 a	3,015 a
Grey	--	**	2,363 a	2,279 a	**	**	**	**	2,557 a	2,534 a
Huron	**	**	2,196 a	2,420 a	**	**	**	**	2,282 a	2,468 a
Chatham-Kent	**	1,765 a	2,384 a	2,380 a	**	2,830 a	--	--	2,369 a	2,398 a
Lambton	**	**	2,204 a	2,340 a	2,706 a	2,794 a	**	3,511 a	2,350 a	2,522 a
Middlesex	1,947 a	**	2,642 a	2,766 a	3,537 a	3,620 a	4,377 a	4,684 a	3,051 a	3,264 a
Oxford	--	--	2,312 a	2,392 a	**	**	**	**	2,364 a	2,433 a
Perth	1,553 a	1,554 a	2,345 a	2,239 a	3,286 a	2,844 a	--	--	2,238 a	2,159 a
Northern Ontario	1,278 a	1,329 a	2,074 a	2,220 a	3,087 a	3,266 a	4,083 a	4,230 a	2,380 a	2,540 a
Algoma/Thunder Bay	**	**	2,029 a	2,268 a	3,183 a	**	**	**	2,444 a	2,678 a
Greater Sudbury	**	--	2,124 a	2,271 a	3,083 a	3,220 a	**	**	2,363 a	2,529 a
Rest of North	**	**	2,063 a	2,100 a	2,922 a	2,849 a	**	**	2,314 a	2,347 a
Ontario	1,741 a	1,671 a	2,585 a	2,678 a	3,640 a	3,709 a	4,272 a	4,523 a	2,886 a	3,002 a

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01 Universe of Total Spaces and Percent Vacant (%)
by Unit Type
Ontario

Centre	Semi Private & Ward			Private/Studio			One Bedroom			Two Bedroom			Total		
	Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant		Number of Spaces	% Vacant	
	2011	2010	2011	2011	2010	2011	2011	2010	2011	2011	2010	2011	2011	2010	2011
Greater Toronto Area	430 a	18.5 d	23.4 a	7,762 a	15.4 a	17.2 a	5,652 a	18.2 a	17.9 a	815 a	21.9 a	24.2 a	14,659 a	16.7 a	18.0 a
Central Ontario	1,001 a	18.5 a	17.8 a	8,943 a	13.0 a	11.7 a	3,156 a	21.4 a	14.0 a	357 a	10.7 c	12.0 c	13,456 a	15.2 a	12.7 a
Ottawa	258 b	13.6 c	15.3 d	4,167 a	15.3 a	16.2 a	1,931 a	19.5 a	16.3 a	293 b	22.1 a	18.8 d	6,649 a	16.7 a	16.3 a
Eastern Ontario	328 a	20.6 a	23.5 a	3,625 a	14.3 a	11.7 a	1,097 a	18.7 a	17.9 a	111 b	2.7 b	6.5 b	5,161 a	15.4 a	13.7 a
Southwestern Ontario	348 a	17.7 a	21.4 a	4,754 a	14.7 a	14.9 a	2,101 a	18.3 a	13.4 a	234 b	14.0 c	13.7 c	7,437 a	15.7 a	14.8 a
Northern Ontario	++	++	++	1,485 a	7.0 a	5.6 a	605 a	9.5 a	13.9 a	85 b	8.7 b	18.8 d	2,234 a	7.4 a	8.2 a
Ontario	**2,423 a**	**17.6 a**	**19.4 a**	**30,736 a**	**14.1 a**	**13.9 a**	**14,541 a**	**18.8 a**	**16.0 a**	**1,896 a**	**16.9 a**	**18.5 a**	**49,596 a**	**15.6 a**	**15.0 a**

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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario
Universe: All spaces			
Standard Spaces	2,647 a	2,862 a	479 a
Heavy Care Spaces	**	++	--
Respite Spaces	66 c	62 c	++
Subsidized/Non-Market Spaces	217 a	59 b	**
Total	**3,022 a**	**3,001 a**	**508 a**
Universe: All spaces			
Semi Private & Ward	192 a	178 b	**
Private/Studio	2,216 a	2,298 a	421 a
One-Bedroom	541 a	489 a	37 b
Two-Bedroom	72 c	++	**
Total	**3,022 a**	**3,001 a**	**508 a**
Vacancy Rate: All spaces			
Semi Private & Ward	23.0 a	22.4 c	**
Private/Studio	10.2 a	14.7 a	7.7 b
One-Bedroom	5.9 b	10.2 c	10.9 a
Two-Bedroom	++	++	**
Total	**10.0 a**	**14.3 a**	**7.6 b**
Universe: Standard spaces			
Semi Private & Ward	177 b	168 b	**
Private/Studio	1,865 a	2,187 a	392 a
One-Bedroom	532 a	472 a	37 b
Two-Bedroom	72 c	++	**
Total	**2,647 a**	**2,862 a**	**479 a**
Vacancy Rate: Standard spaces			
Semi Private & Ward	24.9 a	23.7 c	**
Private/Studio	11.6 a	15.2 a	8.3 b
One-Bedroom	6.0 b	10.5 c	10.9 a
Two-Bedroom	++	++	**
Total	**11.1 a**	**14.8 a**	**8.0 b**
Rent: Standard spaces			
Semi Private & Ward	1,329 a	1,707 a	**
Private/Studio	2,166 a	2,315 a	1,942 a
One-Bedroom	3,182 a	3,000 a	**
Two-Bedroom	**	3,834 a	**
Total	**2,273 a**	**2,399 a**	**1,942 a**

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O3 Universe and Percent Vacant (%) for Total Spaces by Date Residence Opened
Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,649	18.6 a	2,231	16.6 a	6,779	18.1 a	14,659	18.0 a
Central Ontario	5,093	12.6 a	3,388	11.5 a	4,975	13.7 a	13,456	12.7 a
Ottawa	1,374	16.3 a	2,057	13.9 a	3,218	18.3 a	6,649	16.3 a
Eastern Ontario	1,524	9.5 a	2,100	13.6 a	1,537	17.4 a	5,161	13.7 a
Southwestern Ontario	3,413	13.9 a	1,941	12.4 a	2,083	18.8 a	7,437	14.8 a
Northern Ontario	697	1.9 a	480	9.0 a	1,057	10.7 a	2,234	8.2 a
Ontario Total	**17,750**	**14.5 a**	**12,197**	**13.3 a**	**19,649**	**16.5 a**	**49,596**	**15.0 a**

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened
Ontario

Centre	Prior to 1990	1990-1999	2000 or later	Total
Greater Toronto Area	**3,301 a**	**3,127 a**	**3,824 a**	**3,490 a**
Semi Private & Ward	1,822 a	1,501 a	**	1,841 a
Private/Studio	2,995 a	2,956 a	3,403 a	3,097 a
One Bedroom	4,200 a	4,078 a	3,913 a	4,010 a
Two Bedroom	5,045 a	**	4,715 a	4,741 a
Central Ontario	**2,432 a**	**2,621 a**	**3,117 a**	**2,739 a**
Semi Private & Ward	1,727 a	1,730 a	1,576 a	1,712 a
Private/Studio	2,459 a	2,533 a	2,723 a	2,551 a
One Bedroom	3,165 a	3,319 a	3,449 a	3,396 a
Two Bedroom	**	3,319 a	4,347 a	4,103 a
Ottawa	**2,951 a**	**3,178 a**	**3,760 a**	**3,345 a**
Semi Private & Ward	**	**	--	1,538 a
Private/Studio	2,690 a	2,853 a	3,304 a	2,970 a
One Bedroom	4,517 a	3,603 a	4,327 a	4,047 a
Two Bedroom	**	4,221 a	5,690 a	4,859 a
Eastern Ontario	**2,353 a**	**2,259 a**	**2,981 a**	**2,474 a**
Semi Private & Ward	1,498 a	1,270 a	1,341 a	1,359 a
Private/Studio	2,276 a	2,196 a	2,369 a	2,250 a
One Bedroom	3,272 a	3,110 a	3,733 a	3,494 a
Two Bedroom	--	**	5,122 a	4,175 a
Southwestern Ontario	**2,521 a**	**2,642 a**	**3,224 a**	**2,740 a**
Semi Private & Ward	1,826 a	1,692 a	--	1,773 a
Private/Studio	2,474 a	2,418 a	2,481 a	2,458 a
One Bedroom	3,057 a	3,198 a	3,552 a	3,358 a
Two Bedroom	**	4,124 a	4,518 a	4,250 a
Northern Ontario	**2,121 a**	**2,212 a**	**2,875 a**	**2,540 a**
Semi Private & Ward	**	**	--	1,329 a
Private/Studio	2,164 a	2,029 a	2,365 a	2,220 a
One Bedroom	--	2,839 a	3,408 a	3,266 a
Two Bedroom	--	**	4,285 a	4,230 a
Ontario Total	**2,759 a**	**2,746 a**	**3,426 a**	**3,002 a**
Semi Private & Ward	**1,726 a**	**1,520 a**	**1,809 a**	**1,671 a**
Private/Studio	**2,609 a**	**2,562 a**	**2,929 a**	**2,678 a**
One Bedroom	**3,834 a**	**3,488 a**	**3,739 a**	**3,709 a**
Two Bedroom	**4,812 a**	**3,935 a**	**4,683 a**	**4,523 a**

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O5 Universe of Total Spaces by Size of Residence Ontario

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	29	848	50	3,613	74	10,198	88
Central Ontario	80	2,510	76	5,173	49	5,773	60
Ottawa	5	164	22	1,444	39	5,041	101
Eastern Ontario	41	1,287	36	2,527	11	1,347	57
Southwestern Ontario	57	1,775	31	1,986	31	3,676	51
Northern Ontario	9	248	14	1,015	8	971	71
Ontario	**221**	**6,832**	**229**	**15,758**	**212**	**27,006**	**68**

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O6 Proportion (%) of Structures with Access to Selected Amenities by Structure Size Ontario

Centre	Air Conditioning	Outdoor Garden/ Walking/ Picnic Area	On-site Banking (ATM)	Tuck Shop/ Convenience Store	Indoor Parking
Greater Toronto Area	**87.2** a	**97.0** a	**2.6** c	**56.9** a	**23.6** d
10-49	84.5 a	100.0 a	0.0 b	++	++
50-89	81.7 a	93.8 a	0.0 b	66.0 a	++
90 or more	92.2 a	98.0 a	5.5 d	59.4 a	++
Central Ontario	**76.1** a	**96.9** a	**3.6** d	**54.7** a	**6.4** b
10-49	66.7 a	94.0 a	2.4 c	++	1.3 d
50-89	80.3 a	98.7 a	++	68.5 a	12.6 c
90 or more	88.8 a	100.0 a	0.0 b	75.3 a	++
Ottawa	**83.9** a	**98.1** a	**5.5** d	**60.5** a	**21.1** d
10-49	++	100.0 a	++	++	++
50-89	84.5 a	100.0 a	++	++	++
90 or more	93.1 a	96.4 a	++	++	++
Eastern Ontario	**61.7** a	**100.0** a	**1.4** d	**51.4** a	**4.5** a
10-49	++	100.0 a	++	++	0.0 b
50-89	74.1 a	100.0 a	0.0 b	++	5.1 a
90 or more	100.0 a	100.0 a	++	++	++
Southwestern Ontario	**63.3** a	**99.2** a	**4.4** d	**48.7** a	**5.1** d
10-49	++	98.4 a	0.0 b	++	++
50-89	++	100.0 a	++	++	0.0 c
90 or more	100.0 a	100.0 a	3.9 d	++	++
Northern Ontario	**++**	**100.0** a	**3.6** d	**77.0** a	**0.0** c
10-49	++	100.0 a	++	++	++
50-89	++	100.0 a	++	100.0 a	++
90 or more	++	100.0 a	++	100.0 a	++
Ontario	**74.4** a	**98.0** a	**3.4** c	**55.3** a	**11.1** a
10-49	57.7 a	97.3 a	1.4 a	34.3 a	3.1 d
50-89	76.9 a	98.2 a	5.0 c	69.3 a	9.2 b
90 or more	92.2 a	98.6 a	3.8 c	64.4 a	23.3 d

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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became National in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2011 Survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e. before January 2010
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C).
- ✓ Offer an onsite meal plan
- ✓ Does not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ And at least 50% of resident's are 65 years of age or older

The Seniors' Housing Survey is a census and not a sample survey therefore all senior's residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. 2010 data in this publication may differ from what was published last year, due to survey zone changes in 2011. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one-half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country. In cases where there is no additional charge paid for a high level of care, the estimate of the number of standard spaces may include units where the resident receives a high level of care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents. Heavy care space estimates for occupied spaces may only include those where the resident is required to pay for a high level of care.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population and then expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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